

22 BEDFORD SQUARE, LONDON WC1B 3HH

## DESIGN & ACCESS AND HISTORIC IMPACT STATEMENT

### APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT

November 2019

Ref: E189 076

#### Listed Building Consent Application

This Statement should be read in conjunction with the Application for Listed Building Consent for alterations submitted to Camden Council and the plan and elevation drawings attached thereto.

#### Historic Assessment

The premises comprise a Georgian townhouse that has been extended with a 1980s addition and linking structure at the rear. An assessment of the existing property has been undertaken, to establish and record the status and construction of the building overall, together with the extent and state of preservation of original features.

A copy of the historic assessment is attached to this document and should be referred to for details of the location and context of the property, the construction of the original townhouse and its 1980s extension and a record of the features within the rooms of the townhouse.

#### Proposed Works

The proposed works envisage the following:

- **Townhouse:** Ground floor. Removal of the existing single door and the reinstatement of double doors between the 2 ground floor rooms. An investigation into the wall and skirting material in the location that the new double door would be placed has found the material to be later in date than the initial 18<sup>th</sup> Century construction. This strongly suggest that there was originally a double door connecting the two ground floor rooms.

#### Design Considerations

In general terms, the proposed would be similar in character to insertions and extensions that have already been carried out to adjacent listed properties, such that it does not seek to compete with the historic building and treats it respectfully.

We wish to reinstate a double doorway to connect the two ground floor rooms. The doors would add symmetry to the layout of the room which would be in keeping with the traditional interconnection between two 'noble' rooms of the Georgian period, a good example of which is to be found at first floor level. The existing single door is not contemporary with the original house construction and is a later replacement, possibly Victorian/Edwardian. In design these new doors are to be based on the original double doors and

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architraves found at first floor level. The ironmongery will match the existing, the handle being historic oval in style.

## **Materials and Finishes**

Where any wall needs to be repaired Limelite plaster and laths will be used, specification sheet is attached with the appended documents. The doors will be plain panelled in timber frames with moulded architraves. The finish will be painted.

## **Disabled Access**

### **Entrance into rear room from Reception room**

This alteration will not have any detrimental effect on the current access and will improve EA access from the ground floor front room to the rear room.

Due to the age of the original building access for disabled persons is necessarily restricted. In particular, the stepped entrance would be problematic for some ambulant disabled and all wheelchair bound persons to negotiate.

Internal door knobs will be replaced throughout the Town House with historically accurate oval knobs in an aged brass finish.

In order to avoid alteration to the historic structure, it is proposed that current access into the building is maintained and that disabled access, is managed by the building occupants, as and when required. Should a permanent installation (such as a stair lift, etc) be required to accommodate a disabled person at some future date, it is proposed that this will be installed when needed.

**Front Lift:** the lift at the immediate rear of the townhouse is small, inserted as part of the 1980s extension, and non-compliant with respect to wheelchair use. It serves the lower ground to third floor (so the fourth floor has no lift access). At first, second and third floor levels, there are steps up to the lift landing, to accommodate the differences in level between the townhouse landings and the floors of the link structure, and these, together with the fact that some lift stops are off intermediate landings of the main stair, might pose difficulties for some ambulant disabled persons when accessing upper floors of the townhouse.

The level of access for ambulant disabled will be maintained.

The level of access for both wheelchair bound and ambulant disabled persons from the rear of the building, to the whole of the rear building and the link, will be maintained.

## **Waste**

Waste is currently stored on site by the tenant of the building for disposal by the regular Council collections of general waste in conjunction with any special/individual measures put in place with independent contractors by the tenant. Separate containers are used for general and recyclable waste, in common with contemporary practice and it is considered that this procedure will continue. It is not anticipated that the proposals will lead to any increase in the volume or type of waste produced by the users of the buildings.